

1 A DECLARATORY RESOLUTION confirming
2 the designation of an "Economic
3 Revitalization Area" under I.C. 6-1.1-
4 12.1 for property commonly known as
5 614 and 616 South Harrison Street/222
6 Pearl Street, Fort Wayne, Indiana
7 46802 (The Landing Associates and
8 Ronald L. Bonar)

9 WHEREAS, Common Council has previously designated by
10 Declaratory Resolution the following described property as an
11 "Economic Revitalization Area" under Division 6, Article II,
12 Chapter 2 of the Municipal Code of the City of Fort Wayne,
13 Indiana, of 1974, as amended and I. C. 6-1.1-12.1., to wit:

14 The South 53 feet of Lots Numbered 561, 562 and
15 563 of Hanna's Addition, the North 33.5 feet of
16 the South 86.5 feet of Lots Numbered 561, 562
17 and 563 of Hanna's Addition, and Lot Numbered
18 560 of Hanna's Addition.

19 said property more commonly known as 614 and 616 South
20 Harrison Street/222 Pearl Street, Fort Wayne, Indiana 46802.

21 WHEREAS, said project will create 10 additional
22 permanent jobs for a total additional annual payroll of
23 \$220,000.00, with the average new annual job salary being
24 \$22,000.00; and

25 WHEREAS, the total estimated project cost is
26 \$2,400,000.00; and

27 WHEREAS, said project is located within a designated
28 economic development target area; and

29 WHEREAS, recommendations have been received from the
30 Committee on Finance and the Department of Economic
31 Development concerning said Resolution;

32 WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 6-1.1-
12.1-2.5 and I. C. 5-3-1 and a public hearing has been
conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-
39, The Fort Wayne Redevelopment Commission has adopted a

Resolution approving the designation.

1 NOW, THEREFORE, BE IT RESLOVED BY THE COMMON COUNCIL OF
2 THE CITY OF FORT WAYNE, INDIANA:

3 SECTION 1. That, the Resolution previously designating
4 the above described property an "Economic Revitalization Area"
5 is confirmed in all respects.

6 SECTION 2. That, the hereinabove described property is
7 hereby declared an "Economic Revitalization Area" pursuant to
8 I.C. 6.1.1-12.1, said designation to begin on the effective
9 date of this Resolution and continue for a one (1) year
10 period. Said designation shall terminate at the end of that
11 one (1) year period.

12 SECTION 3. That, said designation of the hereinabove
13 described property as an "Economic Revitalization Area" shall
14 apply to both a deduction of the assessed value of real
15 estate.

16 SECTION 4. That the estimate of the number of
17 individuals that will be employed or whose employment will be
18 retained and the estimate of the annual salaries of those
19 individuals and the estimate of the value of the redevelopment
20 or rehabilitation, all contained in Petitioner's Statement of
21 Benefits, are reasonable and are benefits that can be
22 reasonably expected to result from the proposed described
23 redevelopment or rehabilitation.

24 SECTION 5. The current year approximate tax rates for
25 taxing units within the City would be:

26 (a) If the proposed development does not occur, the
27 approximate current year tax rates for this site
28 would be \$10.4296/\$100.

29 (b) If the proposed development does occur and no
30 deduction is granted, the approximate current year
31 tax rate for the site would be \$10.4296/\$100 (the
32 change would be negligible).

 (c) If the proposed development occurs, and a
deduction percentage of fifty percent (50%) is
assumed, the approximate current year tax rate for

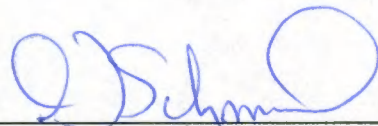
the site would be \$10.4296/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

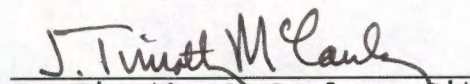
SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

SECTION 8. Said project is located within a designated economic development target area.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Schmidt, seconded by Redd, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 25th day of October, 1988, at 2:00 o'clock P.M., E.S.T.

DATED: 10-11-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Redd, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
STIER	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 10-25-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. Q-67-88

on the 25th day of October, 1988.

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL Thomas P. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of October, 1988, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 2nd day of November, 1988, at the hour of 3:45 o'clock P.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

Q-88-10-14

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE RESOLUTION CONFIRMING THE APPLICATION OF THE LANDING
ASSOCIATES AND RONALD L. BONAR FOR TAX ABATEMENT FOR THE CONSTRUCTION
OF 48 condominiums, offices of Bonar * Associates, Inc. and offices
of Environs, Inc., and other office uses.

EFFECT OF PASSAGE Allows and confirms the tax abatement and the consturction
of 48 condominiums and office space.

EFFECT OF NON-PASSAGE opposite from above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-88-10-14

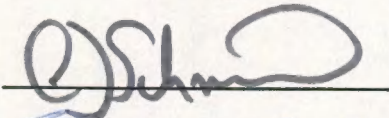
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming
the designation of an "Economic Revitalization Area"
under I.C. 6-1.1-12.1 for property commonly known as
614 and 616 South Harrison Street/222 Pearl Street, Fort
Wayne, Indiana 46802 (The Landing Associates and
Ronald L. Bonar)

HAVE HAD SAID (ORDINANCE) ~~(RESOLUTION)~~ UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) ~~(RESOLUTION)~~

YES

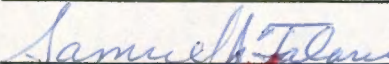
NO



DONALD J. SCHMIDT
CHAIRMAN



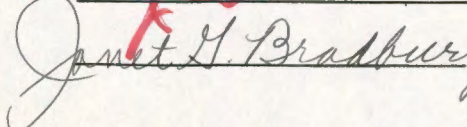
CHARLES B. REDD
VICE CHAIRMAN



SAMUEL J. TALARICO



JAMES S. STIER



JANET G. BRADBURY

CONCURRED IN 10-25-88



Sandra E. Kennedy
City Clerk



The City of Fort Wayne

October 12, 1988

Ms. April Minnick
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne IN 46802

Dear Ms. Minnick:

Please give the attached full coverage on the date of October 15, 1988, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne IN

Bill No. R-88-10-13 & R-88-10-14
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-88-10-13 AND R-88-10-14)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 10-11-88,
date

designating property at 614 and 616 South Harrison Street/222

Pearl Street, Fort Wayne, Indiana 46802 (The Landing

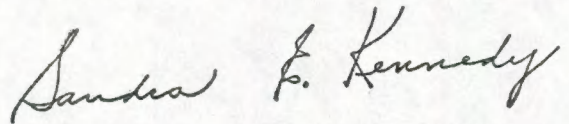
Associates and Ronald L. Bonar)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, October 25, 1988, at 7:00 P.M.,
date, time & place
o'clock, Common Council Conference Room 128, 1st Floor, One
Main Street, City-County Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-88-10-24

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Application of Harrison Garage Associates

L.P. for tax abatement for the construction of a five story

concrete parking garage of approximately 410 parking spaces with

office/commercial space available in certain sections of floors

one and two.

EFFECT OF PASSAGE Allows the tax abatement and the construction

of the parking facility.

EFFECT OF NON-PASSAGE Opposite from above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$3,550,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) Finance

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Harrison Garage Associates, L.P.

Site Location: 204 West Main Street
Fort Wayne, IN 46204

Councilmanic District: 1st Existing Zoning: M-1

Nature of Business: Public parking with office or commercial space
available.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>X</u>	<u> </u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Five story concrete parking garage of approximately 410 parking spaces
with office/commercial space available in certain sections of floors one
and two.

Type of Tax Abatement: Real Property X Manufacturing Equipment N/A

Estimated Project Cost: \$ 3,550,000.00 Permanent Jobs Created: 4

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of one year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff H. William Rasler
Date 10/19/88

Director Mark D. Beal
Date 10/19/88

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

RECEIVED
OCT 18 1988
ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Harrison Garage Associates L.P.

Address of Applicant's Principal Place of Business:

429 Pennsylvania Street

Indianapolis, Indiana 46204

Phone Number of Applicant: (317) 262-4985

Street Address of Property Seeking Designation:
204 West Main Street

Fort Wayne, Indiana 46802

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> </u>	<u> X </u>
Is the project site within the designated downtown area?	<u> X </u>	<u> </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>

Will the project have ready access to City Water? X

Will the project have ready access to City Sewer? X

Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M1

What zoning classification does the project require? M1

What is the nature of the business to be conducted at the project site?

Public parking with office or commercial space available
of floors one and two.

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

Asphalt one story parking lot.

What is the condition of structure(s) listed above? Average

Current assessed value of Real Estate:

Land	<u>\$67,700</u>
Improvements	<u>\$ 3,000</u>
Total	<u>\$70,700</u>

What was amount of Total Property Taxes owed during the immediate past year? \$257.48 for year 19 87.

Give a brief description of the proposed improvements to be made to the real estate.

Five story concrete parking garage of approximately 410 parking
spaces with office/commercial space available in certain
sections of floors one and two.

Cost of Improvements: \$ 3,550,000.00

Development Time Frame:

When will physical aspects of improvements begin? December, 1988

When is completion expected? Summer, 1989

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? None

How many permanent jobs will be created as a result of this project?
Four (Possibly up to 50 employees of Tenant's)

Anticipated time frame for reaching employment level stated above?
Construction completion - August, 1989

Current annual payroll: None

New additional annual payroll: \$36,000

What is the nature of the new jobs to be created?

Parking attendants and maintenance personnel.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The proposed development is located in a redevelopment area and will

serve as a catalyst by supplying parking for future development

activity in this part of Downtown Fort Wayne

In what Township is project site located? Wayne

In what Taxing District is project site located? 92

G. CONTACT PERSON:

Name & address of contact person for further information if required:

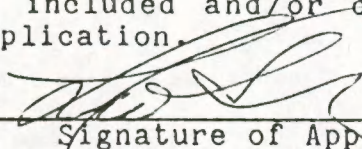
Leo N. Stenz

429 North Pennsylvania Street

Indianapolis, Indiana 46204

Phone number of contact person (317) 262-4985

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.



Signature of Applicant

Leo N. Stenz, General Partner

10/18/88

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).

Ft. Wayne Common Council
(Governmental Unit)To: The Journal-Gazette
P.O. Box 100
Fort Wayne, IN Dr.

Allen County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

4

Body -- number of lines

18

Tail -- number of lines

3

Total number of lines in notice

25

COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines
at .330 cents per line\$ 8.25Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

2.00

TOTAL AMOUNT OF CLAIM

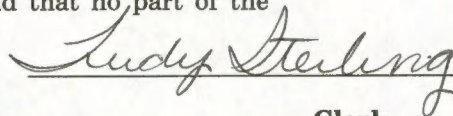
\$ 10.25

DATA FOR COMPUTING COST

Width of single column 12.5 ems
Number of insertions 1
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: Oct. 15, 19 88Title: Clerk

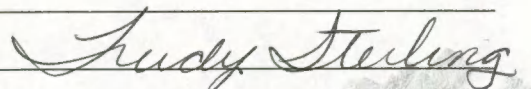
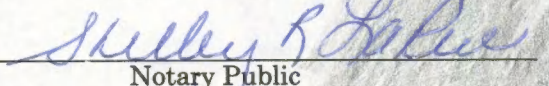
PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time 10/15/88, the dates of publication being as follows:

10/15/88Subscribed and sworn to before me this 15th day of Oct., 19 88,

Notary Public

Shelley R. LaRue

My commission expires: March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTION NO. R-88-10-13 AND R-88-10-14)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 10-11-88, designating property at 614 and 616 South Harrison Street/222 Pearl Street, Fort Wayne, Indiana 46802 (The Landing Associates and Ronald L. Bonar) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified or rescinded on Tuesday, October 25, 1988, at 7:00 P.M., Common Council Conference Room 128, 1st Floor, One Main Street, City-County Bldg., Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk